

City Clerk File No. Ord. 16.153
Agenda No. 3.A 1st Reading
Agenda No. 4.A. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.153

TITLE: AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 10901, LOT 106, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 461-469 NEWARK AVENUE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City as an area in need of rehabilitation, is authorized to adopt an ordinance to utilize tax exemptions pursuant to N.J.S.A. 40A:21-1, et seq., the Five (5) Year Exemption and Abatement Law; and

WHEREAS, pursuant to N.J.S.A. 40A:21-1 et seq., the City of Jersey City adopted Ordinance 05-060, Section 304-6 et seq. of the Municipal Code, to allow Five (5) Year Tax Exemptions which allows the Tax Assessor to regard the full and true value or a portion thereof of certain improvements as not increasing the full and true value of certain property for a period of five (5) years, provided the owner's application is approved by the Tax Assessor and by Ordinance of the Municipal Council; and

WHEREAS, pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code, a tax exemption for the construction of a new six (6) story building to contain approximately twenty-five (25) market rate residential units with a ground floor parking garage with approximately 5,311 square feet for twenty-five (25) parking spaces on the Property, is permitted for a period of five (5) years; and

WHEREAS, 461-463 Newark Avenue, LLC [Entity], is the owner of Property designated as Block 10901, Lot 106, on the City's Tax Map and more commonly known by the street address of 461-469 Newark Avenue, Jersey City, NJ; and

WHEREAS, the Entity now plans to construct a new six (6) story building to contain approximately twenty-five (25) market rate residential units with a ground floor parking garage with approximately 5,311 square feet for twenty-five (25) parking spaces on the Property; and

WHEREAS, construction should be substantially complete on or about March 2018; and

WHEREAS, on August 30, 2016, the Entity filed an application for a five (5) year tax exemption to construct a new market rate residential rental Project, a copy of which application is attached hereto; and

WHEREAS, 461-463 Newark Avenue, LLC, proposes to pay the City (in addition to the full taxes on the land, which shall continue to be conventionally assessed and are currently taxed at the sum of \$18,621) a tax payment for the new improvements on the property, as follows:

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 10901, LOT 106, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 461-469 NEWARK AVENUE

- (a) 2017: the tax year in which the structure will be completed, \$0 taxes due on improvements;
- (b) 2018: the second tax year, 20% of taxes otherwise due on improvements, estimated to be \$21,309;
- (c) 2019: the third tax year, 40% of taxes otherwise due on improvements, estimated to be \$42,617;
- (d) 2020: the fourth tax year, 60% of taxes otherwise due on improvements, estimated to be \$63,926; and
- (e) 2021: the fifth tax year, 80% of taxes otherwise due on improvements, estimated to be \$85,235;

WHEREAS, the Tax Assessor has determined that the new construction will generate an additional tax payment of \$18,621 for land and \$106,544 for improvements, for a total of \$125,165 a year; and

WHEREAS, the applicant has agreed that in the event the Citywide revaluation results in a decrease in the estimated amount of actual taxes otherwise due, then for purposes of calculating a tax payment hereunder and for the five (5) year period, the amount shall be calculated on the higher of the amount estimated hereunder or the actual taxes otherwise due; and

WHEREAS, the application for tax exemption was complete and timely filed; the application was approved by the Tax Assessor and the commercial Project is eligible for tax exemption pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code; and

WHEREAS, upon the expiration of the tax exemption, the total assessment, including both land and improvements, will generate a total tax payment of \$125,165; and

WHEREAS, 461-463 Newark Avenue, LLC, has agreed to pay the sum of \$45,467 to the City's Affordable Housing Trust Fund, which shall be paid in intervals set forth in Section 304-28 of the Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The application, attached hereto, for a five (5) year tax exemption for the full and true value of a new six (6) story building to contain approximately twenty-five (25) market rate residential units with a ground floor parking garage with approximately 5,311 square feet for twenty-five (25) parking spaces on the Property, located in Block 10901, Lot 106, and more commonly known by the street address of 461-469 Newark Avenue, Jersey City, N.J., is hereby approved.

2. The Mayor or Business Administrator is hereby authorized to execute a tax exemption agreement which shall contain at a minimum, the following terms and conditions:

- (a) tax payment on the new improvements shall be:
 - (i) Year 1: the tax year in which the structure will be completed, \$0 taxes;

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 10901, LOT 106, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 461-469 NEWARK AVENUE

- (ii) Year 2: the second tax year, 20% of taxes otherwise due on improvements, estimated to be \$21,309;
- (iii) Year 3: the third tax year, 40% of taxes otherwise due on improvements, estimated to be \$42,617;
- (iv) Year 4: the fourth tax year, 60% of taxes otherwise due on improvements, estimated to be \$63,926; and
- (v) Year 5: the fifth tax year, 80% of taxes otherwise due on improvements, estimated to be \$85,235.

The applicant has agreed that in the event the Citywide revaluation results in a decrease in the amount of actual taxes otherwise due for purposes of calculating a tax payment hereunder; during this five (5) year period, the amount due hereunder shall be calculated on the higher of the amount estimated above or the actual taxes due after the revaluation; and

(b) The project shall be subject to all federal, state and local laws, and regulations on pollution control, worker safety, discrimination in employment, zoning, planning, and building code requirements pursuant to N.J.S.A. 40A:21-11(b).

(c) If, during any tax year prior to the termination of the tax agreement, the property owner ceases to operate or disposes of the property, or fails to meet the conditions for qualifying, then the tax which would have otherwise been payable for each tax year shall become due and payable from the property owner as if no exemption and abatement had been granted. The collector forthwith ad the tax collector shall, within 15 days thereof, notify the owner of the property of the amount of taxes due.

(d) With respect to the disposal of the property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property, no tax shall be due, the exemption shall continue, and the agreement shall remain in effect.

(e) At the termination of a tax exemption agreement, the new improvements shall be subject to all applicable real property taxes as provided by State law and regulation and local ordinance; but nothing herein shall prohibit a project, at the termination of an agreement, from qualifying for, an receiving the full benefits of, any other tax preferences provided by law.

(f) Affordable Housing Trust Fund: \$1,500 x twenty-five (25) residential units plus \$1.50 x 5,311 square feet of ground level parking garage space, for a total of \$45,467.

3. An obligation to execute a Project Employment and Contracting Agreement and Project Labor Agreement to insure employment and other economic benefits to City residents and businesses.
4. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project achieves Substantial Completion within thirty-six (36) months of the date of adoption of the within Ordinance.

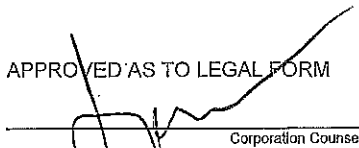
AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 10901, LOT 106, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 461-469 NEWARK AVENUE

5. The form of tax exemption agreement is attached hereto as Exhibit B, subject to such modification as the Corporation counsel or Business Administrator deems necessary.
6. The Tax Assessor shall send a copy of the fully executed Financial Agreement will be sent to the Director of the Division of Local Government Services in the Department of Community Affairs within thirty (30) days of execution pursuant to N.J.S.A. 40a:21-11(d).
 - A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
 - B. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
 - C. This ordinance shall take effect at the time and in the manner provided by law.
 - D. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

LC/he
9/20/16

APPROVED AS TO LEGAL FORM

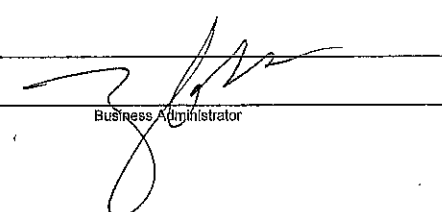


Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____



Business Administrator

DATE: September 16, 2016

TO: Lee Chang (For distribution to City Council and City Clerk)

FROM: Al Cameron, Fiscal Officer - Tax Collector's Office

SUBJECT: FIVE YEAR TAX ABATEMENT: MARKET RATE RESIDENTIAL RENTAL PROJECT
461- 463 NEWARK AVENUE, LLC - Block 10901 Lot 106

CC: M. Cosgrove, J. Monahan, E. Borja, E. Toloza, M. Vigil, R. Kakoleski, R. Lavarro,
P. Leandre, K. Kane

INTRODUCTION:

The applicant, 461- 463 Newark Avenue, LLC, is applying for a five (5) Year tax abatement for a six (6) story, twenty-five (25) unit market rate residential rental project pursuant to N.J.S.A. 40 A: 21-1 et seq. A fee of \$5,000 was paid with the application.

LOCATION OF THE PROPERTY:

The property is located at 461-463 Newark Avenue at the corner of Newark and Waldo Avenues. It is Block 10901, Lots 106 on the Jersey City Tax Map. The property is currently vacant. It is split zoned, located in both R-1 and Neighborhood Commercial Zones.

PROPERTY TO BE CONSTRUCTED:

The site is on a slope, with a seventeen (17) foot difference in height from Waldo Avenue to Newark Avenue. The project will be five (5) stories on the Waldo Avenue side and six (6) stories on the Newark Avenue side. It will have twenty-five market rate (25) residential units over a ground floor parking garage with twenty-five (25) parking spaces.

The twenty-five (25) residential units are as follows:

<u>Unit Type</u>	<u>Number of Units</u>
One Bedroom	6
Two Bedroom	19
Total	<u>25</u>

TOTAL CONSTRUCTION COST:

The cost of construction is certified by the applicant's architect, Anthony Vandermark, at \$6,345,000.

The cost of direct labor is projected at \$2,480,000 and materials at \$3,720,000. These

461-463 Newark Avenue, LLC 5-Yr. Sum.docx
9/16/2016 10:50 AM

projections do not include architectural (\$85,000) and engineering (\$60,000).

CONSTRUCTION SCHEDULE:

Applicant is prepared to start construction start once all approvals are in place. Completion is projected within sixteen (16) months of commencement.

ESTIMATED JOBS CREATED:

The applicant estimates thirty-five (35) full-time equivalent jobs during construction. One (1) full-time post construction real estate management position is anticipated. Based upon the projected cost of construction a Project labor agreement is not required. However; the applicant will execute a Project Employment and Contracting Agreement.

AFFORDABLE HOUSING TRUST FUND CONTRIBUTION:

461-463 Newark Avenue, LLC

		Rate	Amount
Residential Units	25	\$1,500.00	\$37,500.00
Square footage Parking Garage	5,311	\$1.50	\$7,966.50
Total AHTF Payment			<u>\$45,466.50</u>

CURRENT REAL ESTATE TAXES:

The new assessment provided by the Tax Assessor for the land is \$241,800 and the proposed building is \$1,383,500. Based upon that assessment at the current rate of \$77.01 the tax for the land is \$18,621. The full tax on the improvements at current the rate is \$106,543.

PROPOSED ABATEMENT:

The applicant has requested a term of five (5) years for the abatement on the improvements. The Applicant will pay the full tax for the land tax in each and every year of the abatement and has proposed a phase-in of the assessment on improvements.

In year one (1) the applicant proposes no taxes on improvements.

In year two (2) the applicant would pay taxes on twenty percent (20%) of the improvements.

The applicant would pay forty percent (40%) in year three (3), sixty percent (60%) in year four (4), Eighty percent (80%) in year five (5) and full taxes in year six (6).

PROPOSED REVENUE TO THE CITY:

Block 10901 Lot 106		Tax Projections on Improvements Only				
461-463 Newark Avenue						Five Year
Year	1	2	3	4	5	Totals
Current Tax Rate	77.01	78.55	80.12	81.72	83.36	
Full Tax on Improvements	106,543.34	108,674.20	110,847.69	113,064.64	115,325.93	554,455.79
Phase In %	0%	20%	40%	60%	80%	
Phase In Tax on improvements	0.00	21,734.84	44,339.07	67,838.78	92,260.75	226,173.44
Exempted Tax	106,543.34	86,939.36	66,508.61	45,225.86	23,065.19	328,282.35

Assumes 2% Annual Tax Rate Increase

Per Tax Assessor

Assessments

Land	\$241,800
Improvements	<u>\$1,383,500</u>
Total	<u>\$1,625,300</u>

The total phased-in tax on improvements projected to be paid for the five-year term of the abatement is \$226,173.

The total tax exempted on the improvements for the term is \$328,282. The Tax Assessor set the assessment based upon information provided by the Applicant.

The schedule below adds a two percent (2%) annual increase in the tax rate. The Assessor's Schedule does not include a projected increase in the Tax Rate.

461-463 NEWARK AVE., LLC
BLOCK 10901 Lot 109
461 Newark Avenue

10901-106

Block	Lot		Existing Assessments	New Assessments	Assessment (Phased-In)
4701	36.01	Land	104,100	241,800	-
		Bldg	-	1,383,500	1,383,500
		Total	104,100	1,625,300	1,383,500

**Est. In-Lieu of Full Property Tax On Such Property An
Amount Equal To A Percentage Of Taxes Otherwise Due,
According To The Following Schedule:**

Stage

1	In the first full tax year after completion, no payment in lieu of taxes otherwise due;	0
2	In the second tax year, an amount equal to 20% of conventional taxes otherwise due, estimated to be the sum of;	\$ 21,308.67
3	In the third tax year, an amount equal to 40% of conventional taxes otherwise due, estimated to be the sum of;	\$ 42,617.33
4	In the fourth tax year, an amount equal to 60% of conventional taxes otherwise due, estimated to be the sum of;	\$ 63,926.00
5	In the fifth tax year, an amount equal to 80% of conventional taxes otherwise due, estimated to be the sum of;	\$ 85,234.67
AT THE EXPIRATION OF THE EXEMPTION, THE PROJECT'S NEW IMPROVEMENT TAXES		\$ 106,543.34

8/24/2016

FISCAL IMPACT COST PROJECTION (TIER 1 - 5 YEAR)

Block: 10901 Lot: 106 Loc: 461-463 NEWARK AVE.

Market Rate Units	Number of Units	Demographic Multipliers (Transit Oriented Development)*				Annual Expenditures		Total Annual Expenditures		
		Household	Students	Residents	Students	Per Capita Municipal	Per Pupil Per School District	Municipal	School District	Total
1 Bedroom	6	1.421	0.050	8.53	0.30	\$1,172.97	\$3,673.00	\$10,000.77	\$1,101.90	\$11,102.67
2 Bedroom	19	2.012	0.120	38.23	2.28	\$1,172.97	\$3,673.00	\$44,840.41	\$8,374.44	\$53,214.85
TOTAL	25			46.75	2.58			\$54,841.17	\$9,476.34	\$64,317.51

1. Total Municipal Ratables	\$6,093,045,337	4. CY 2016 Budget	\$570,918,095	6. Population of Jersey City (2014 Census)	262,146	9. Increase in Services Incurred Per Development	\$ 64,317.51
2. Residential Ratables	\$3,281,646,604			7. Per Capita Municipal Cost	\$1,172.97	10. Anticipated Taxes (77.01 w/ 2% Annual Increase)	
Commercial Ratables	\$1,524,059,780					1st Year	\$ 18,621.02
						2nd Year	\$ 40,728.28
3. Residential Ratables as a Percentage of Total Ratables	53.86%	5. Residential Portion	\$307,490,150	8. Annual Expenditures Per Student**	\$3,673.00	3rd Year	\$ 63,712.38
						4th Year	\$ 87,599.56
						5th Year	\$ 112,416.73
						11. Implied Surplus (Cost)	
						1st Year	\$ (45,696.50)
						2nd Year	\$ (23,589.24)
						3rd Year	\$ (605.13)
						4th Year	\$ 23,282.04
						5th Year	\$ 48,099.22

Classic Average costing approach for projecting the impact of population change and local Municipal and School District costs

*Source: New Jersey Demographic Multipliers: Profile of the Occupants of Residential and Nonresidential Development; Listokin, November 2006

**Source: 2015-2016 Jersey City Municipal Cost Per Pupil

NEW ASSESSMENT AFTER IMPROVEMENTS

LAND: 241,800
BLDG: 1,383,500

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16,153
 TITLE: 3.A OCT 26 2016 4.A NOV 9 2016

An ordinance approving a five (5) year tax exemption pursuant to the provisions of N.J.S.A. 40A:21-1, et seq., and Section 304-12 of the Municipal Code for property designated as Block 10901, Lot 106, on the city's tax map and more commonly known by the street address of 461-469 Newark Avenue.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
OCT 26 2016				8-1							
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO		✓		COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING												NOV 09 2016		9-0	
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.															
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.				
GAJEWSKI	✓			YUN	✓			RIVERA	✓						
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓						
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓						

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

MIKE KULOWSKI

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted _____											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
NOV 09 2016				8-1							
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO		✓		COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on OCT 26 2016
 Adopted on second and final reading after hearing on NOV 09 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 09 2016

Robert Byrne
 Robert Byrne, City Clerk

*Amendment(s):

APPROVED: [Signature]
 Rolando R. Lavarro, Jr., Council President
 Date NOV 09 2016

APPROVED: [Signature]
 Steven M. Fulop, Mayor
 Date NOV 10 2016
 Date to Mayor NOV 10 2016

City Clerk File No. Ord. 16.166

Agenda No. 3-B 1st Reading

Agenda No. 4.B. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.166
TITLE: AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED
PROPERTY WITHIN THE JOURNAL SQUARE 2060
REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT
AGENCY

WHEREAS, the City of Jersey City is the owner of a certain parcel of real property known and designated as:

<u>BLOCK</u>	<u>LOT</u>	<u>STREET ADDRESS</u>
7902	25	701 Newark Ave
	26	699 Newark Ave
	27	697 Newark Ave
	28	695 Newark Ave
	29	693 Newark Ave
	45	30 Cottage St

situated in the City of Jersey City, Hudson County, New Jersey; and as more particularly shown on the Official Assessment Map and referenced in the designation assigned to individual tax lot in the records of the Tax Assessor (hereinafter "Property"); and

WHEREAS, the Municipal Council of the City of Jersey City has declared, that the Property contained within the Journal Square 2060 Redevelopment Area is an area deemed "in need of redevelopment" pursuant to N.J.S.A. 40A:55-12 et. seq.; and

WHEREAS, the Municipal Council adopted, by Ordinance No. 10-103 at its meeting of August 25, 2010, and which further has been subsequently amended, the Journal Square 2060 Redevelopment Plan; and

WHEREAS, the Property lies within the legally established boundaries of the Journal Square 2060 Redevelopment Plan Area; and

WHEREAS, it has been determined that the Property is not needed for any municipal public purpose or use; and

WHEREAS, the Jersey City Redevelopment Agency has the responsibility of acquiring property within the Journal Square 2060 Redevelopment Area to effectuate the redevelopment and revitalization of the Journal Square Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency has deemed it necessary to acquire the Property from the City of Jersey City to accomplish the objectives of the Journal Square 2060 Redevelopment Plan; and

WHEREAS, the City of Jersey City may transfer the Property to the Jersey City Redevelopment Agency pursuant to N.J.S.A. 40A:12A-39(a) & (f).

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. Pursuant to N.J.S.A. 40A:12A-39(a) & (f) the transfer of Property known as

<u>BLOCK</u>	<u>LOT</u>	<u>STREET ADDRESS</u>
7902	25	701 Newark Ave
	26	699 Newark Ave
	27	697 Newark Ave
	28	695 Newark Ave
	29	693 Newark Ave
	45	30 Cottage St

to the Jersey City Redevelopment Agency is hereby authorized for purpose of implementing the Journal Square 2060 Redevelopment plan.

2. That the Mayor or Business Administrator are hereby authorized and directed to execute a deed and all necessary or appropriate instruments to convey and effectuate the transfer of the aforesaid Property to the Jersey City Redevelopment Agency.
- A. All Ordinances and part of Ordinances inconsistent herewith are hereby repealed.
- B. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This Ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of the Ordinance reveals that there is a conflict between those numbers and the existing code in order to avoid confusion and possible accidental repealers of existing provisions.

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____

Business Administrator

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any Ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Ordinance.

Full Title of Ordinance

AN ORDINANCE AUTHORIZING THE TRANSFER OF THE CITY-OWNED PROPERTY WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY.

Initiator

Department/Division	Jersey City Redevelopment Agency	
Name/Title	David P. Donnelly	Executive Director
Phone/email	201-761-0819	Phil Orphanidis / philo@icnj.org

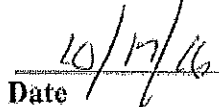
Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose .

Given the enormous interest in developing hotels/multi-use residential in the Journal Square 2060 Redevelopment Area, the Jersey City Redevelopment Agency is requesting the City transfer the property to the Jersey City Redevelopment Agency to explore the best development possible. The development will take into consideration the existing parking spaces and will explore replacing them within the project. The city will receive the fair market value of the property less the agency administrative fee of 3%.

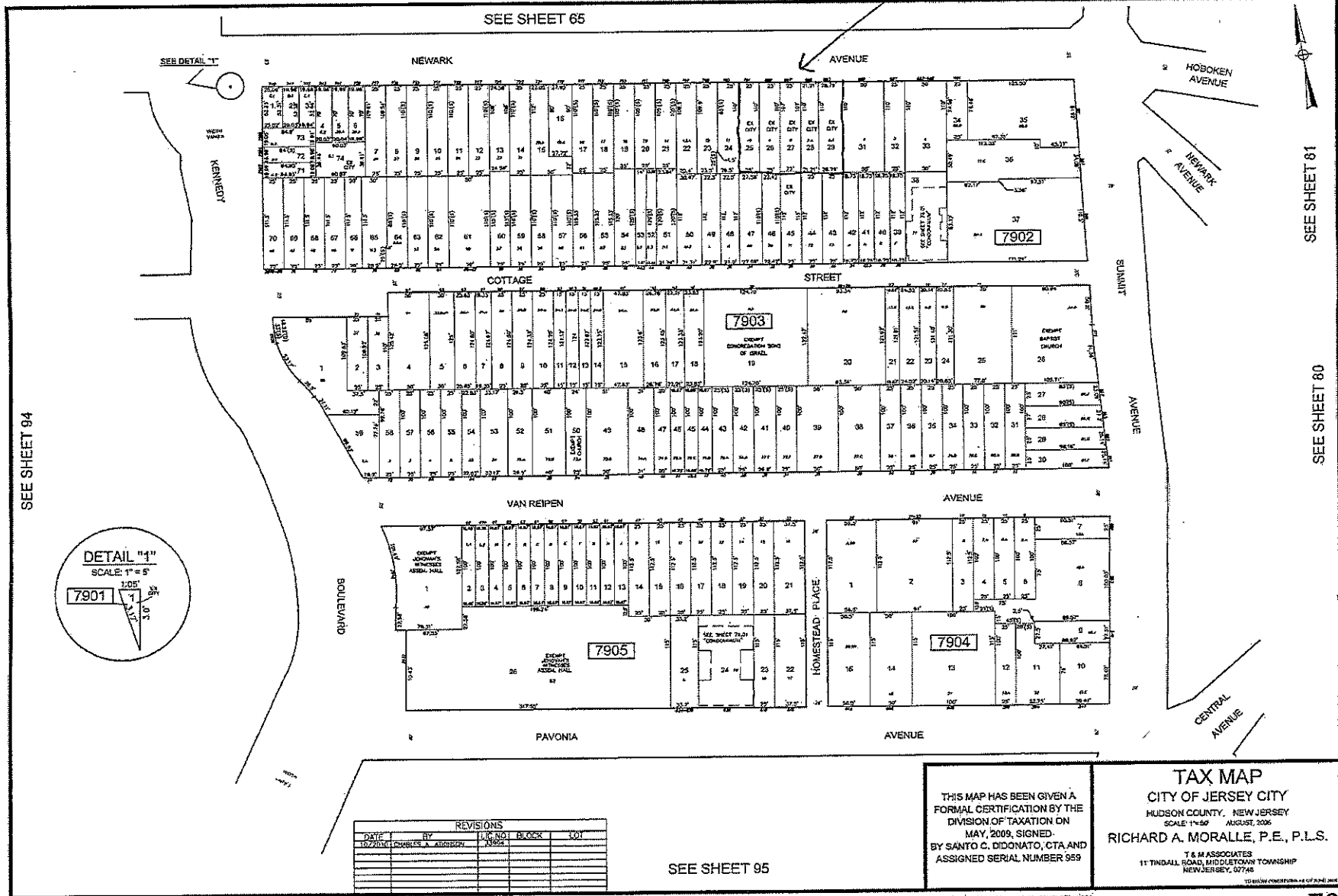
I certify that all the facts presented herein are accurate.


Signature of Department Director


Date

Transferring

79



DETAIL "1"

SCALE: 1" = 5'

7901

REVISIONS				
DATE	BY	DESCRIPTION	BLOCK	LOT
10/20/09	PROWSE & ASSOCIATES	7904		

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTA, AND
ASSIGNED SERIAL NUMBER 959

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 5' AUGUST, 2006
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDCUSTOWN TOWNSHIP
NEW JERSEY, 07748

SEE SHEET 95

APR - 004284007913300 THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING/DESIGN (CAD/2D) AND COORDINATE GEOMETRY.

79

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.166
TITLE: 3.B OCT 26, 2016 4.B

NOV 09 2016

An ordinance authorizing the transfer of city owned property within the Journal Square 2060 Redevelopment Area to the Jersey City Redevelopment Agency. (693,695, 697, 699 & 701 Newark Avenue and 30 Cottage Street)

RECORD OF COUNCIL VOTE ON INTRODUCTION OCT 26 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 09 2016 9-0											
Councilperson <u>RIVERA</u>				moved, seconded by Councilperson <u>WATTERMAN</u>				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JASON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson				moved to amend* Ordinance, seconded by Councilperson				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE NOV 09 2016 8-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓	✓		RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on OCT 26 2016
Adopted on second and final reading after hearing on NOV 09 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 09 2016

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:
Roland R. Lavarro, Jr., Council President

Date NOV 09 2016

APPROVED:
Steven M. Fulop, Mayor

Date NOV 10 2016

Date to Mayor NOV 10 2016

City Clerk File No. Ord. 16.167

Agenda No. 3.C 1st Reading

Agenda No. 4.C 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.167

TITLE: **ORDINANCE AMENDING CHAPTER 90 (ANIMALS) ARTICLE III (DOGS)
OF THE JERSEY CITY CODE TO BAN DOGS IN CERTAIN PARKS**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS:

- A. The following amendments to Chapter 90 (Animals), Article III (Dogs) are hereby adopted.

ARTICLE III Dogs

§90-12. Definitions.

As used herein, the following terms shall have meanings indicated:

AT LARGE- Off the premises of the owner and not under the control of the owner, or the owner's agent or servant, by leash.

DANGEROUS DOG - Any dog:

- A. Which, unprovoked, chases or approaches a person or a domestic animal in a threatening manner;
- B. Which has propensity to attack or cause injury unprovoked or threaten humans or domestic animals;
- C. Which possesses physical characteristics when unprovoked will inflict harm or create a reasonable apprehension of such harm in a person;
- D. Which is owned or kept primarily or in part for the purpose of dog fighting or is trained for dog fighting; or
- E. Not licensed according to law.

DOG- Any dog, bitch or spayed bitch.

DOG OF LICENSING AGE- Any dog which has attained the age of seven months or which possesses a set of permanent teeth.

SERVICE DOG - Any guide dog, signal dog, or other dog individually trained to do work or perform tasks for the benefit of a person with a disability, including but not limited to guiding people with impaired vision, alerting people with impaired hearing to intruders or sounds, providing minimal protection or rescue work, pulling a wheelchair or retrieving dropped items, that qualifies for access to public accommodations under State or Federal law.

**ORDINANCE AMENDING CHAPTER 90 (ANIMALS) ARTICLE III (DOGS)
OF THE JERSEY CITY CODE TO BAN DOGS IN CERTAIN PARKS**

SERVICE DOG TRAINER - Any person who is employed by an organization generally recognized as reputable and competent to provide service dog training, and who is actually involved in the training process.

OWNER - Every person having a right of property in a dog and every person who has such in his or her keeping.

PARK - Any property dedicated for recreational use by the public that also appears on the City's Recreation and Open Space Inventory under Chapter 239-18C.

PROPER ENCLOSURE OF A VICIOUS OR DANGEROUS DOG - While on the owner's property, a vicious or dangerous dog shall be securely confined indoors or in a securely enclosed and locked pen or structure, suitable to prevent the entry of young children and designed to prevent the animal from escaping from the enclosure. Such pen or structure shall have secure sides and a secure top and shall also provide protection from the elements for the dog.

PUBLIC PLACE - Includes every sidewalk, gutter, street, park or any other place within the city which is accessible to the general public.

VICIOUS DOG - Any dog which, unprovoked, bites or causes physical injury to a human or a domestic animal.

§90-12.1 Prohibition against Dogs in Certain Parks.

All dogs, whether leashed or unleashed, shall be strictly prohibited from the following Parks:

- a) First Street Park; and
- b) Paulus Hook Park

Only a Service Dog accompanied by its owner or a Service Dog Trainer shall be permitted in First Street Park or Paulus Hook Park and be exempt from the within prohibition. The restriction does not apply to dogs on leashes on public sidewalks.

- B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- C. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- D. This ordinance shall take effect at the time and in the manner as provided by law.
- E. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing Code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: New material is underlined; deleted matter in ~~brackets~~.
For purposes of advertising only, new matter is indicated by **boldface**
and repealed matter by *italic*.

JM/he
10/13/16

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED:

APPROVED:

Business Administrator

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.167
TITLE: 3.C OCT 26, 2016 4.C **NOV 09 2016**

Ordinance amending Chapter 90 (Animals) Article III (Dogs)
of the Jersey City Code to ban dogs in certain parks. (Allows
service dogs in parks)

RECORD OF COUNCIL VOTE ON INTRODUCTION OCT 26 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 09 2016 9-0											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALZER
JASON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY NOV 09 2016											
Councilperson <u>OSBORNE</u> moved to amend* Ordinance, seconded by Councilperson <u>RIVERA</u> & adopted 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF FINAL COUNCIL VOTE NOV 09 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **OCT 26 2016**
NOV 09 2016
Adopted on second and final reading after hearing on _____

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on **NOV 09 2016**

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):
Sect. 16.167 The restriction does
not apply to dogs on leashes
on public sidewalks.

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date **NOV 09 2016**

APPROVED:

Steven M. Fulop, Mayor
NOV 10 2016

Date to Mayor **NOV 10 2016**



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.169

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AN AMENDMENT TO THE ZONING MAP EXPANDING THE RESTAURANT OVERLAY ZONE IN WARD B

WHEREAS, the Municipal Council, pursuant to NJSA 40:55D-62, may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

WHEREAS, the Municipal Council adopted the Land Development Ordinance, Chapter 345 of the Code of the City of Jersey City, on April 11, 2001, (Ordinance No. 01-042), and several amendments since then; and

WHEREAS, the Land Use Element of the Jersey City Master Plan references the creation of a "restaurant row" through the adoption of the Restaurant Overlay Zone (ROZ) within the downtown Newark Avenue Neighborhood Commercial District; and

WHEREAS, a Master Plan Reexamination Report recommending the expansion of the ROZ boundaries into growth areas in Jersey City was adopted by the Planning Board on July 26, 2011; and

WHEREAS, amendments to the Zoning map implementing the recommendations of the Reexamination Report were recommended by the Planning Board for adoption by the Municipal Council on October 4, 2016; and

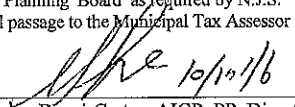
WHEREAS, the subject map amendments are attached hereto and made a part hereof, and are available for public inspection at the Office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

WHEREAS, the City Planning Division has given notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning Board;

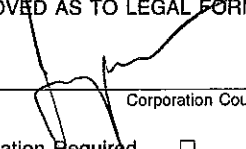
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Land Development Ordinance Zoning Map, be and hereby is amended as per the attached document;

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

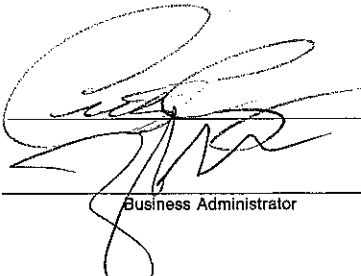

Maryann Buccic-Carter, AICP, PP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM


Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: 

APPROVED: 
Business Administrator

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AN AMENDMENT TO THE ZONING MAP EXPANDING THE RESTAURANT OVERLAY ZONE IN WARD B

Initiator

Department/Division	HEDC	City Planning
Name/Title	Maryann Bucci-Carter, PP, AICP	Director
	Matt Ward	Senior Planner
Phone/email	201-547-5010	maryannb@jcnj.org / wlatham@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

This Ordinance expands the Restaurant Overlay Zone (ROZ) in Ward B along West Side Avenue in the Neighborhood Commercial and Commercial Automotive Zone Districts. West Side Avenue is determined as a new growth area. Attached map depicts specific boundaries to used to update the zoning map.

I certify that all the facts presented herein are accurate.


Signature of Division Director


Date


Signature of Department Director


Date

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AN AMENDMENT TO THE ZONING MAP EXPANDING THE RESTAURANT OVERLAY ZONE IN WARD B

This Ordinance expands the Restaurant Overlay Zone (ROZ) in Ward B along West Side Avenue in the Neighborhood Commercial and Commercial Automotive Zone Districts. West Side Avenue is determined as a new growth area.

ROZ ADDITIONS - WEST SIDE AVENUE

WARD B - JERSEY CITY, NJ

SEPTEMBER 26, 2016

Jersey City
City Planning Division
30 Montgomery Street Suite 1400
Jersey City, NJ 07302-3821
Phone: 201.547.5010
Fax: 201.547.4323



Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.169
TITLE: 3.E OCT 26, 2016 4.D NOV 09 2016

Ordinance of the Municipal Council of the City of Jersey City
adopting an amendment to the zoning map expanding the
Restaurant Overlay Zone in Ward B.

RECORD OF COUNCIL VOTE ON INTRODUCTION OCT 26 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 09 2016 9-0											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALZER
JASON BURG
LAVERN WASHINGTON
MIKE KULOWSKI

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted _____											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE NOV 09 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on OCT 26 2016
NOV 09 2016
Adopted on second and final reading after hearing on _____

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on NOV 09 2016

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED: [Signature]
Rolando R. Lavarro, Jr., Council President
Date NOV 09 2016

APPROVED: [Signature]
Steven M. Fulop, Mayor
Date NOV 10 2016
Date to Mayor NOV 10 2016

City Clerk File No. Ord. 16.170

Agenda No. 3.F 1st Reading

Agenda No. 4.E 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.170

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING
AMENDMENTS TO THE MIXED USE ZONES OF THE MORRIS CANAL REDEVELOPMENT PLAN**

WHEREAS, the Municipal Council of the City of Jersey City adopted the Morris Canal Redevelopment Plan in March of 1999, and amended the Plan numerous times subsequently, most recently on June 15, 2016; and

WHEREAS, the existing Plan's Mixed Use Zones do not require ground floor retail; and

WHEREAS, the existing Plan's Mixed Use A Zone has a maximum permitted height of four stories; and

WHEREAS, permitting additional bulk in the form of a fifth story through an affordable housing bonus provision in the Mixed Use A zone will help meet the need for affordable housing citywide; and

WHEREAS, only those developers who elect to provide community benefits in the form of dedicating at least 5% of units as affordable will be eligible for an additional story; and


WHEREAS, the Planning Board, at its meeting of October 4, 2016, determined that the Morris Canal Redevelopment Plan should be amended to revise the Mixed Use Zones; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Morris Canal Redevelopment Plan is attached hereto, and made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the aforementioned amendments to the Morris Canal Redevelopment Plan be, and hereby are, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.


Maryann Bucca-Carter, PP, AICP
Acting Director, Division of City Planning

APPROVED AS TO LEGAL FORM


Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED: 

APPROVED:

Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE MIXED USE ZONES OF THE MORRIS CANAL REDEVELOPMENT PLAN

Initiator

Department/Division	HEDC	City Planning
Name/Title	Maryann Bucci-Carter, PP, AICP	Acting Director
	Matt Ward, PP, AICP	Senior Planner
Phone/email	201-547-5010	maryannb@jcnj.org / mward@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

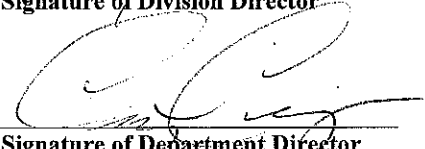
Resolution Purpose

The proposed amendments revise the Mixed Use Zones of the Morris Canal Redevelopment Plan. This amendment will create general requirements for all mixed use zones A through E. Ground floor retail will now be required to occupy at least 25% of the ground floor. The Mixed Use Zone boundaries include Pacific Ave, Communipaw Avenue, Garfield Avenue, Grand Avenue and Johnston Avenue. Parking standards will be codified as general requirements for all mixed use zones. Lastly, an affordable housing bonus will be introduced to the Mixed Use A Zone. There is a need citywide for more affordable housing citywide and the affordable housing bonus will permit an additional story if at least 5% of units in a development are dedicated as affordable housing.

I certify that all the facts presented herein are accurate.


Signature of Division Director


Date


Signature of Department Director


Date

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING AMENDMENTS TO THE MIXED USE ZONES OF THE
MORRIS CANAL REDEVELOPMENT PLAN**

The proposed amendments revise the Mixed Use Zones of the Morris Canal Redevelopment Plan. This amendment will create general requirements for all mixed use zones A through E. Ground floor retail will now be required to occupy at least 25% of the ground floor. Parking standards will be codified as general requirements for all mixed use zones. Lastly, an affordable housing bonus will be introduced to the Mixed Use A Zone. There is a need citywide for more affordable housing citywide and the affordable housing bonus will permit an additional story if at least 5% of units in a development are dedicated as affordable housing.

Proposed Amendments to the Morris Canal Redevelopment Plan Mixed Use Zones

September 23, 2016

Text to be added is in bold like this.

D. Mixed Use Zones —A

1. The purpose of the Mixed Use Zones is to recognize the existence and importance of neighborhood business districts and provide ground floor commercial to promote walkability. The Mixed Use Zones shall be further regulated as Mixed Use -A, -B, -C, -D, and -E.
2. General Requirements for all Mixed Use Zones:
 - A. Retail and/or other permitted active storefront type uses, which activate the adjacent sidewalk in all Mixed Use Zones. Active storefront type uses include, but not limited to, retail, storefronts, building lobbies, art galleries, bars and restaurants.
 - (1) Active storefront type uses shall occupy a minimum of 25% of a building's ground floor in all Mixed Use Zones.
 - B. Parking Requirements for all Mixed Use Zones:
 - (1) Parking is only required on lots at least 60 feet in width or greater.
 - (2) If a development site has street frontage on multiple streets, curb cuts shall be located on the lowest order street as determined by the Jersey City Planning Board.
 - (3) Tandem parking spaces are acceptable for no more than 50% of off-street parking spaces.
 - (4) Any parking provided must be enclosed within the building and must be covered with a roof to the greatest extent possible. The roof shall be improved with tenant amenity space, landscaping and/or a green roof.
 - (5) Minimum Parking Requirements for lots with a lot width of at least 60 feet:
 - a. Residential: 0.25 off-street parking spaces per dwelling unit, exempting studio and one bedroom residential units in structures greater than 3 stories.
 - b. Retail and all other non-residential uses: minimum of 1 space per 1,000 square feet, exempting the first 5,000 square feet of commercial gross floor area.
 - (6) Maximum Parking Requirements for all lot sizes:
 - a. Residential: maximum of 1 off-street parking space per dwelling unit.
 - b. Retail and all other non-residential uses: maximum of 1.5 off-street parking space per 1,000 square feet of commercial gross floor area.

3. Mixed Use - A

*Residential and Neighborhood Retail
(Communipaw and Pacific Avenues Area)*

The zone shall encompass **lands as depicted in the Zoning Map (Map B) of this plan.** ~~all lands that are contained within the following: All tax lots on the north side of Communipaw Avenue that abut Communipaw Avenue at the time of adoption of this Plan between~~

~~Manning Avenue and Monitor Street, and all tax lots on south side of Communipaw Avenue that abut Communipaw Avenue at the time of adoption of this redevelopment plan between Woodward Street and Pine Street with the exception of Block 20201 Lots 29, 30, 31, 32, 33, 34, and 35 which shall be in the Residential zone. All tax lots on the south side of Pacific Avenue between Communipaw Avenue and Maple Street that abut Pacific Avenue at the time of adoption of this Plan. The additional tax lots on Pacific Avenue of Block 20004, Lots 16, 17, 18, 19, and 20. On Johnston Avenue, the additional tax lots of Block 19002 Lot 1. The north side of Communipaw Avenue between Woodward and Manning Avenue may be developed as Mixed Use A or Residential; however the block can only be developed as one or the other as a whole.~~

Purpose: A locus of the historic Lafayette community, this area provides shops, services, homes, and a vibrant pedestrian streetscape. This existing pattern of mixed uses and other positive elements shall be protected and encouraged by this Plan. A future historic district may serve to provide even greater conservation of this area, and further study of the area from an historic preservation perspective is duly warranted.

A. Permitted Principal Use

- (1) Artist studio workspace
- (2) Community Facility
- (3) Day Care Center
- (4) Funeral Parlor
- (5) Health Care Facility. Prohibited: Health Care Facility that provides any type of residential accommodation.
- (6) House of Worship
- (7) Retail sales of goods and services, except for drive-through pick-up windows and liquor stores
- (8) Office
- (9) Commercial Parking
- (10) Residential (above the first floor)
- (11) Residential on the first floor, on a parcel that was occupied by a structure with a first floor residential use at the time of adoption of this Plan or on the ground floor in the rear of the building, provided the building depth is 80 feet or greater, and that retail is maintained along all street frontages averaging 30 feet deep into the building.
- (12) Restaurants, category 1 and 2
- (13) Combination of any of the above
- (14) Park
- (15) Public Utilities, except that natural gas transmission lines shall be prohibited

B. Accessory use

- (1) Parking.

C. Design Standards and Requirements – refer to Section VII

D. Area, yard and bulk requirements

- (1) All existing lots of record at the time of the adoption of this Plan are considered conforming. After the adoption of this plan, the minimum lot size in this district

shall be 2,500 square feet, with a minimum lot width of twenty five 25 feet, for any lots that are to be subdivided.

- (2) Minimum yards
 - a. Front Yard – shall be determined by prevailing setbacks, but no front yard shall exceed 10 feet. (Block 2000, Lot 16 must maintain a setback of five feet to match the residential setback)
 - b. Side Yards – 0 feet
 - c. Rear Yards – 15 feet, 0 feet for corner lots
- (3) Maximum height shall not exceed 45 feet, except for steeples on houses of worship, and provided that no deviation from this height limit will be cognizable by the Planning Board.

E. Affordable Housing Bonus:

- (1) **For the purposes of this bonus, the maximum permitted height of this zone shall increase by 10 feet to a maximum of 55 feet. Developers will be required to fulfill certain performance standards, including but not limited to the obligation to provide the community benefits of on-site affordable housing as described herein, for the successful implementation of the goals of the redevelopment plan. Subject to the terms and conditions of a redevelopment agreement with the Jersey City Redevelopment Agency (JCRA), at least 5% of all units constructed shall be deed restricted as affordable housing for a period of a minimum of 30 years from the issuance of the certificate of occupancy, in accordance with the Fair Housing Act, N.J.S.A. 52:27D-301, et seq., and pursuant to the terms of the redevelopment agreement which shall set forth the controls on affordable housing to be constructed as part of a redevelopment project. Nothing herein shall be construed to deprive or dispossess the Jersey City Redevelopment Agency of the discretionary exercise of its redevelopment powers enumerate in N.J.S.A. 40A:12A-1 et seq. including the designation of a redeveloper under the Act.**

**4. Mixed Use - B
(NO CHANGE)**

**5. Mixed Use - C
(NO CHANGE)**

**6. Mixed Use - D
(NO CHANGE)**

**7. Mixed Use - E
(NO CHANGE)**

NO OTHER CHANGES

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.170
TITLE: 3.F OCT 26, 2016 4.E NOV 09 2016

Ordinance of the Municipal Council of the City of Jersey City
adopting amendments to the mixed use zones of the Morris
Canal Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION OCT 26 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 09 2016 9-0											
Councilperson <u>RIVERA</u>				moved, seconded by Councilperson <u>WATTERMANN</u> to close P.H.							
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JASON BURG
LAVERN WASHINGTON

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson				moved to amend* Ordinance, seconded by Councilperson				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE NOV 09 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on OCT 26 2016
NOV 09 2016

Adopted on second and final reading after hearing on _____

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on NOV 09 2016

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date NOV 09 2016

APPROVED:

Steven M. Fulop, Mayor
NOV 10 2016

Date

Date to Mayor NOV 10 2016

City Clerk File No. Ord. 16.171

Agenda No. 3 .6 1st Reading

Agenda No. 4.F. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.171

TITLE: ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE I (GENERAL PROVISIONS) AND ARTICLE III (PARKING, STANDING AND STOPPING) OF THE JERSEY CITY MUNICIPAL CODE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS:

WHEREAS, metered parking in the City owned off-street lots needs to be specifically authorized by the Municipal Council; and

WHEREAS, the Municipal Council should be authorized to waive the charges by the adoption of a resolution as needed.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

- A. The following amendments to Chapter 332 (Vehicles and Traffic) Article I (General Provisions) are hereby adopted:

VEHICLES AND TRAFFIC

ARTICLE I General Provisions

§332-1. Definitions.

- A. Whenever any words and phrases are used in this chapter, the meanings respectively ascribed to them in Subtitle 1 of Title 39 of the New Jersey Statutes Annotated shall be deemed to apply to such words and phrases used herein.
- B. In addition, the following terms, when used in this chapter, shall have the meanings indicated:

RECREATIONAL VEHICLE - A self-propelled or towed vehicle equipped to serve as temporary living quarters for recreational camping or travel purposes and used solely as a family or personal conveyance.

- B. The following amendments to Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) are hereby adopted:

VEHICLES AND TRAFFIC

ARTICLE III Parking, Standing and Stopping

§332-21. Regulations Not Exclusive.

The provisions of this Article imposing a time limit on parking shall not relieve any person of the duty to observe other and more restrictive provisions prohibiting or limiting the stopping, standing or parking of vehicles as set forth in N.J.S.A. 39:4-138, any other New Jersey statute or as hereinafter provided.

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE I (GENERAL PROVISIONS) AND ARTICLE III (PARKING, STANDING AND STOPPING) OF THE JERSEY CITY MUNICIPAL CODE

§332-21. Through §332-29. No Change.

§332-30. Parking of Trucks, Omnibus, Road Tractor, Semi-Tractor, Truck Tractor, Recreational Vehicles or any Commercial Motor Vehicles.

- A. No person shall park any truck, omnibus, road tractor, semi-tractor, truck tractor or any commercial motor vehicle upon the streets of the City on any day of the week between the hours of 9:00 p.m. and 5:00 a.m. except for taxicabs and limousines licensed by the City of Jersey City pursuant to Chapter 307 of this Code.
- B. No person shall park any trailer, semitrailer or tractor upon any public street or public way while it is detached from its component unit, except when such trailer or semitrailer is in a continual process of loading or unloading goods, wares or merchandise.
- C. No person shall park any Recreational Vehicle upon any street or public right of way.

§332-31. Through §332-33. No Change.

- C. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- D. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- E. This ordinance shall take effect at the time and in the manner as provided by law.
- F. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined; words in {brackets} are omitted.
For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

JM/he
10/17/16

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____

Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

Ordinance amending and supplementing Chapter 332 (Vehicles and Traffic) Article I (General Provisions) and Article III (Parking, Standing and Stopping) of the Jersey City Municipal Code

Initiator

Department/Division	Office of the Municipal Council	Ward B
Name/Title	John J. Hallanan III	Councilman
Phone/email	(201) 547-5902	jhallanan@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

The purpose of this Ordinance is to include Recreational Vehicles under 332-30 and prohibit them from parking upon any street or public right of way.

Recreational vehicles create public safety concerns when parked on a public street or right of way because they reduce visibility of drivers due to their size.

I certify that all the facts presented herein are accurate.

John J. Hallanan III

Councilman John J. Hallanan III

10/21/16

Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.171
 TITLE: 3.G OCT 26, 2016 4.F NOV 09 2016

Ordinance amending and supplementing Chapter 332 (Vehicles and Traffic) Article I (General Provisions) and Article III (Parking, Standing and Stopping) of the Jersey City Municipal Code.
 (Prohibits the parking of any recreational vehicle upon any street or public right of way)

RECORD OF COUNCIL VOTE ON INTRODUCTION OCT 26 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 09 2016 9-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.				COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JASON BURG
 MIKE SULOWSKI
 ROSALIE NARCISO
 T.J. HARDY

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____				& adopted							
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE NOV 09 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on OCT 26 2016
 Adopted on second and final reading after hearing on NOV 09 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 09 2016

Robert Byrne
 Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date NOV 09 2016

APPROVED:

Steven M. Fulop, Mayor

Date NOV 10 2016

Date to Mayor NOV 10 2016

City Clerk File No. Ord. 16.172

Agenda No. 3.H 1st Reading

Agenda No. 4.G. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.172

TITLE: ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 3 (ADMINISTRATION OF GOVERNMENT) AND CHAPTER 287 (SOLID WASTE) TO: (1) REASSIGN THE ENFORCEMENT OF CERTAIN SOLID WASTE AND ENVIRONMENTAL ORDINANCES FROM THE JERSEY CITY INCINERATOR AUTHORITY TO THE DEPARTMENT OF PUBLIC WORKS; AND (2) DELETING REFERENCES WHERE APPROPRIATE TO THE JERSEY CITY INCINERATOR AUTHORITY, JERSEY CITY SEWERAGE AUTHORITY, JERSEY CITY PARKING AUTHORITY

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS:

- A. The following amendments to Chapter 3 (Administration of Government), Article VI (Department of Administration) are hereby adopted:

ARTICLE VI
Department of Administration

§3-39. Through §3-50.1. No Change.

§3-51. - Purchasing; Division of Purchasing and Central Services.

There is hereby created a Division of Purchasing and Central Services, the head of which shall be the Business Administrator, or, if qualified, his designee. The head of the Division of Purchasing and Central Services shall be a Registered Public Purchasing Specialist (RPPS) and shall have a minimum of four years' experience in commercial or governmental purchasing.

- A. Purchase controls, orders and requisitions.

- (1) All purchases made and contracts awarded for any supplies, materials, equipment or services shall be pursuant to a written requisition from the Director of the department, office or agency whose appropriation will be charged. No purchase shall be made nor obligation incurred unless the Chief Financial Officer certifies that a sufficient unencumbered balance of appropriation is available to pay therefore.
- (2) The Director of the department, office or agency making a request for the purchase of one or more motor vehicles shall submit a copy of the request to the City Council Finance Committee. Such request shall include a statement of the reasons for the request and shall identify the vehicles to be replaced, if any.

- B. Conformance with statutes required; procedures.

- (1) All purchases made and contracts awarded by the Purchasing Agent shall conform with the requirements of the Local Public Contracts Law of the State of New Jersey, and all specification shall be drafted in a manner to encourage

free, open and competitive bidding. In addition to the requirements of the Local Public Contracts Law, the Purchasing Agent shall comply with the following procedures:

- (a) The Purchasing Agent shall prepare or cause to be prepared, under his or her supervision and approval, specifications for the items or services to be purchased.
 - (b) Prior to and no later than the insertion of the advertisement in the newspapers for solicitation of bids, the Purchasing Agent shall contact as many appropriate vendors which may be interested in and which supply said items or services as he or she can determine and submit to them the specifications for said items or services and request that they submit sealed bids to him or her at the date, time and place set forth in said advertisement. A description of the items or services to be advertised and the vendors contacted shall be filed with the Clerk of the Council and with the Director of Minority and Women Business Enterprise Development Program prior to advertisement. The list shall indicate which of the vendors contacted qualify as minority or women business enterprises.
 - (c) The Purchasing Agent shall receive the sealed bids from the vendors at the date, time and place as set forth in said advertisement.
 - (d) The Purchasing Agent shall open the sealed bids and determine the lowest responsible bidder. He or she shall then submit the same to the Council by way of resolution at the next special or regular meeting of the Council pursuant to law.
- (2) The Purchasing Agent shall attach to said resolution a fact sheet which will contain the following information:
- (a) The names and addresses and the amounts of the bids of other vendors who had submitted bids.
 - (b) The names and addresses of all vendors who were contracted by the Purchasing Agent who were requested by him or her to submit bids.
 - (c) Whether or not said vendors have submitted bids.
 - (d) The names and addresses of the vendors who have received or picked up the proposals.
 - (e) If any of the above vendors did not submit bids, the Purchasing Agent, after receiving the sealed bids at the time and place for said reception, shall contact said vendors who did not submit bids, either orally or in writing, and attempt to determine why such vendors did not or would not submit bids.
- (3) In addition to the above information placed on the fact sheet attached to the resolution, the Purchasing Agent shall set thereon any irregularities that may be found in the bid documents of the lowest bidder, no matter how slight or minor said irregularities may be, for consideration by the Council.
- (4) Whenever practicable, materials and contractual services shall be procured under the New Jersey Division of Purchases and Property, under the state contract procedure.

C. Public bidding procedures.

- (1) The Purchasing Agent is authorized to advertise for and receive bids in connection with all purchases, contracts or agreements in accordance with the provisions of the Local Public Contracts Law. The governing body, however, shall be the contracting agent and shall award such contracts and purchases as may be recommended by the Purchasing Agent.
 - (2) The Purchasing Agent shall determine the method of presenting bids, except that such method shall be confined to either personal presentation at bid opening or by registered mail. In either case, the method shall be stated in the public advertisement, and if registered mail, proper safeguards shall be provided to ensure the security of bids. Bids received after the time stated in the advertisement shall be considered as nonresponsive and shall be returned unopened to the sender.
 - (3) Following review and evaluation of bids, the Purchasing Agent shall recommend the lowest responsible bidder to the governing body, which shall award the contract or take such other action as it deems proper. The Purchasing Agent may, however, reject all bids and readvertise if he or she deems it to be in the best interest of the City.
 - (4) A low bidder whose bid is rejected by the Purchasing Agent may appeal, in writing, to the Business Administrator within 10 days of the mailing date of the Purchasing Agent's decision. A copy of the appeal shall be filed with the City Clerk. Upon appeal, the Business Administrator shall schedule a hearing of the appeal within 10 days following receipt of the appeal. At the appeal hearing the appellant or his or her legal counsel may present evidence in his or her behalf. The hearing shall be held in accordance with reasonable rules of due process. The appointed hearing officer shall file his or her decision and a statement of reasons for his or her decision with the City Clerk within 10 business days following the hearing.
- D. ~~Emergency [demolition] contracts; procedure. The City of Jersey City shall follow the procedure set forth in N.J.S.A. 40A:11-6. [Any emergency demolition may, in the discretion of the Purchasing Agent, be turned over to the Jersey City Incinerator Authority pursuant to an agreement with said Authority. All other emergency demolition contracts shall be awarded as follows:~~
- ~~(1) Whenever there is a true legal emergency pursuant to law which would require the demolition of the building or structure, the Purchasing Agent shall forthwith solicit bids from contractors who perform such services.~~
 - ~~(2) The Purchasing Agent shall notify all prospective contractors to submit sealed bids to the Purchasing Agent at a specified time and place consistent with the emergency involved. Said contractor shall be advised to be present at the time and place specified, and all said sealed bids shall be opened at that time.~~
 - ~~(3) The Purchasing Agent shall also contact each Council member and advise him or her of the emergency and the time and place of the reception of the sealed bids. At least one Council member shall attend the reception of bids, and no bids shall be opened or received unless at least one Council member is present.~~
 - ~~(4) The Purchasing Agent shall then and there examine all the bids and shall award the contract to the lowest responsible bidder as defined in the Local Public Contracts Law and city ordinance.~~
 - ~~(5) The Purchasing Agent shall then prepare a proper resolution confirming and ratifying the award of said contract, which resolution shall be submitted to the Municipal Council at the next Municipal Council meeting after said contract has been awarded by the Purchasing Agent.~~

~~{6} As used within this section, the meaning of the term "Purchasing Agent" shall include the Demolition Coordinator and Demolition Contracts Administrator.}~~

E. Through I. No Change.

§3-51.1. Through §3-60.8. No Change.

§3-60.9. - Division of Internal Audit.

A. Creation of the Division of Internal Audit. There is hereby created within the Department of Administration the Division of Internal Audit, the head of which shall be the Chief Auditor of the City. The authority of the Business Administrator over the Division of Internal Audit shall extend only to matters of budget, personnel and purchasing.

B. Division of Internal Audit functions.

(1) The Division of Internal Audit is hereby authorized to conduct an independent audit of the books and records of all administrative units of the city, independent agencies and other persons and organizations receiving moneys from the city directly or from grants by the federal or state governments. Independent agencies shall include but shall not be limited to the following:

(a) The Bureau of Licenses.

(b) The Board of Adjustment.

(c) The Jersey City Board of Education.

(d) The Jersey City Housing Authority.

~~{(e) The Jersey City Incinerator Authority.}~~

~~{(f)(e) The Jersey City Free Public Library.}~~

~~{(g)(f) Public Agency Compliance Office (PACO).}~~

~~{(h) The Parking Authority.}~~

~~{(i)(g) The Planning Board.}~~

~~{(j)(h) The Jersey City Redevelopment Agency.}~~

~~{(k)(i) The Sewerage Authority} Jersey City Municipal Utilities Authority.~~

(2) Such audits of the aforesaid organizations and administrative units shall be conducted at the discretion of the Business Administrator.

(3) Upon the completion of each audit the Division of Internal Audit shall furnish a copy to the Municipal Council, Business Administrator and to the unit which is the subject of the audit.

§3-60.10. Through §3-60.11. No Change.

B. The following amendments to Chapter 3 (Administration of Government), Article X (Department of Housing, Economic Development and Commerce) are hereby adopted:

ARTICLE X

Department of Housing, Economic Development and Commerce

§3-72. Through §3-74. No Change.

§3-75. - Division of Construction Code Official.

A. Creation of the Division of Construction Code Official.

- (1) There is hereby created within the Department of Housing, Economic Development and Commerce the Division of Construction Code Official, the head of which shall be the Superintendent of Building.
- (2) The Superintendent of Building shall be the Construction Code Official pursuant to N.J.S.A. 52:27D-126.

B. Division of Construction Code Official; functions. Under the direction and supervision of the Director of Housing, Economic Development and Commerce, the Division of Construction Code Official shall:

- (1) Administer and enforce the State Uniform Construction Code and conduct the centralized issuance of permits and inspection services in accordance with N.J.S.A. 52:27D-119 et seq.
- (2) Administer and supervise the condemnation of properties in accordance with N.J.S.A. 40:48-2.3 et seq.
- (3) Supply a list of all condemned properties slated for demolition to the Division of Engineering ~~for the Incinerator Authority.~~
- (4) Coordinate the demolition of condemned properties with the Division of Engineering, duly licensed according to law.
- (5) Administer permits of street openings for the purposes of connecting residential dwellings to municipal sewer and water utilities in accordance with §296-20 thru 296-51.

§3-76. Through §3-82.3. No Change.

C. The following amendments to Chapter 287 (Solid Waste), Article I (Storage, Collection and Disposal) are hereby adopted:

ARTICLE I

Storage, Collection and Disposal

§287-1. No Change.

§287-2. - Definitions.

As used in this Article, the following terms shall have the meanings indicated:

ASHES – The residue from the burning of wood, coal or other combustible material.

CITY – The City of Jersey City, New Jersey.

DEMOLITION CONTAINER – A steel, watertight, roll-off container having a capacity of fifteen (15) to forty (40) cubic yards.

DIRECTOR – The Director of the Department of Public Works.

~~DIVISION - [The Jersey City Incinerator Authority]~~ Jersey City Department of Public Works.

DUMPSTER - A steel, watertight refuse container equipped with a tight-fitting lid, having a capacity of 3/4 to eight cubic yards.

FOOD PEDDLER - Any mobile purveyor of prepared food and drink as licensed by the Division of Health under the provisions of the Jersey City Code governing itinerant eating and drinking establishments.

GARBAGE - Putrescible animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of food.

HAZARDOUS WASTE - Includes but is not limited to:

- A. Waste which has been shown in scientific studies to have toxic, carcinogenic, mutagenic or teratogenic effects on humans or other life forms.
- B. Waste classified as hazardous under one or more of the following hazard codes: volatile waste, corrosive waste, reactive waste, exotic waste, acute hazardous waste and toxic waste.

~~[INCINERATOR AUTHORITY - The Jersey City Incinerator Authority.]~~

LITTER - Any item of a solid or liquid nature which, when it is deposited, placed or falls upon the ground:

- A. Would, of itself, cause an unsightly, dirty, unsanitary or dangerous condition.
- B. Would add to or cause an accumulation of an unsightly, dirty, unsanitary or dangerous nature.
- C. Could, if other items are added to it, form an accumulation of an unsightly, dirty, unsanitary or dangerous nature.

MEDICAL WASTE - As defined in the Comprehensive Regulated Medical Waste Management Act (N.J.S.A. 13:1E-48.1 et seq.).

PERSON - Any person, firm, partnership, association, company or organization of any kind.

RECEPTACLE - Includes both refuse containers and plastic bags.

REFUSE - Putrescible and nonputrescible solid wastes (except body wastes), including garbage, rubbish, street cleanings, dead animals, abandoned automobiles and solid market and industrial wastes.

RUBBISH - Nonputrescible solid wastes (excluding ashes), consisting of both combustible and noncombustible wastes such as paper, cardboard, tin cans, yard clippings, wood, glass, bedding, crockery and other materials.

SWILL - A semiliquid waste consisting of food scrap and liquids.

§287-3. Through §287-6. No Change.

§287-7. - Precollection procedures.

- A. Ashes shall be soaked in water and placed in receptacles separate from those used for garbage and rubbish.
- B. Wet rubbish and garbage shall be drained of all liquids and wrapped in paper before being placed in receptacles for collection.

- C. Tree trimmings, hedge clippings, lumber and similar material shall be cut to lengths not to exceed four feet each and securely tied in bundles not more than two feet thick.
- D. Objects which because of their size or shape do not fit into refuse containers or whose weight exceeds 60 pounds shall be placed out for collection only at such places and at times designated by appointment made with the ~~Incinerator Authority~~ Jersey City Department of Public Works. Doors shall be removed from stoves, ovens, refrigerators and other items which have locking doors.
- E. Newspapers, boxes, cartons and crates shall be collapsed and securely tied in bundles not to exceed two feet in length, height and width and kept separate from other refuse.
- F. Fluorescent and mercury lamps shall be securely and completely wrapped in cardboard or heavy wrapping paper. The words "fluorescent lamp" shall be written on the outer wrapping in large, clear letters.
- G. Hazardous waste. All generators of hazardous waste must ensure that all storage handling and disposal criteria are met and in accordance with all applicable local and state statutes and regulations.
- H. Medical waste. All generators of medical waste must ensure that all storage handling and disposal criteria are met and in accordance with all applicable local and state statutes and regulations.

§287-8. - Refuse receptacles, approved containers and plastic bags.

- A. There shall be provided for each premises disposable plastic bags or refuse containers sufficient in size and number to hold the refuse accumulating between collections.
- B. If plastic bags are used they shall be waterproof and capable of holding their contents without leakage, spillage or tearing. Plastic bags containing refuse shall be kept securely sealed or tied so as to prevent leakage or spillage. No plastic bag may be used for the disposal of refuse which contains the words "Asbestos" or "Bio-Hazardous" or any similar markings or logo. The city or its designated contractor may refuse to collect any refuse contained in bags so labeled or marked.
- C. Refuse containers shall not be smaller than 10 gallons nor larger than 32 gallons and shall be constructed of material capable of holding refuse without leakage or spillage. Refuse containers shall be provided with handles so as to be suitable for collection by one person.
- D. Refuse containers which do not conform to this article or which have ragged or sharp edges or any defect likely to injure or hamper the person collecting their contents shall be immediately replaced upon notice to the owner, tenant or occupant of the premises by any member of the Jersey City ~~Incinerator Authority~~ Jersey City Department of Public Works. The ~~Incinerator Authority~~ Jersey City Department of Public Works may refuse collection of any container or plastic bag which weighs more than 60 pounds or which has not been replaced upon notice.
- E. Refuse containers containing refuse shall be kept tightly closed between collections.
- F. No person may use a refuse receptacle, dumpster or demolition container for refuse storage or collection without the consent of the owner thereof.
- G. Refuse containers shall not be filled higher than four inches from the top edge.

- H. Refuse receptacles shall be stored only in areas designated for storage between collections. They shall be placed adjacent to the curb in front of the premises or other area designated for collection no earlier than 7:00 p.m. on the day before collection and shall be promptly returned to the storage area upon collection. Refuse receptacles shall not be stored in front of buildings or houses between collections. No one shall place refuse on the sidewalk or in front of any premises for private collection between the hours of 12:00 midnight and 5:00 a.m. Between the hours of 5:00 a.m. and 8:00 p.m. no one shall place refuse on the sidewalk or in front of any premises for private collection more than one hour before the scheduled time of collection.
- I. Itinerant food peddlers shall provide refuse receptacles in readily accessible locations for the use of customers. Receptacles shall be emptied as often as necessary to prevent spillage of refuse and shall be removed upon changing locations.

§287-9. Through §287-10. No Change.

§287-11. - Disposal of hazardous refuse.

- A. Hazardous refuse shall not be placed in receptacles for regular collection but shall be disposed of in accordance with laws and regulations of the United States of America and of the State of New Jersey at the expense of the owner or possessor thereof. Whenever federal or state law does not apply, the ~~[Incinerator Authority]~~ Jersey City Department of Public Works shall specify the manner of storage and disposal, except as otherwise directed by this article.
- B. Dead animals and clothing, bedding and other refuse from homes or other places where infectious or contagious disease have prevailed shall be removed under the supervision and direction of the City Health Officer. Such refuse shall not be placed in containers for regular collection.
- C. Ammunition, military ordinance, firearms and dangerous weaponry shall not be placed out for collection with any garbage or rubbish. Such items shall be referred to the Director of Public Safety for direction as to disposal.

§287-12. Through §287-29. No Change.

§287-30. - Enforcement.

In enforcing this article the Municipal Court shall utilize the form of summons issued by the administrative office of the courts.

§287-31. - Persons authorized to enforce provisions.

This article may be enforced by ~~[agents of the Jersey City Incinerator Authority]~~ police officers, agents of the Division of Parking Enforcement employed as law enforcement officers and Neighborhood Managers appointed by the Director of the Department of Neighborhood Improvement and by the Director of the Jersey City Department of Public Works or their designees. Anyone authorized to enforce this section may sign and issue a complaint and summons upon a defendant in accordance with New Jersey Court Rule 7:3-1.

- D. The following amendments to Chapter 287 (Solid Waste), Article II (Uniform Packaging Practices) are hereby adopted:

ARTICLE II
Uniform Packaging Practices

§287-32. Through §287-37. No Change.

§287-38. - Enforcement.

The provisions of this Article shall be enforced by the ~~[Jersey City Incinerator Authority]~~ Jersey City Department of Public Works and the Health Officer, which shall designate inspectors empowered to issue complaints for violations of this Article in accordance with the rules governing the courts of the State of New Jersey.

§287-42. - Source separation; exemption from source separation requirements.

- A. Mandatory source separation: It shall be mandatory of all persons who are owners, tenants, or occupants of residential and non-residential premises located within the municipality of the City of Jersey City to separate designated recyclable materials from all solid waste. Designated recyclable materials shall be deposited separated and apart from other solid waste generated by the owners, tenants, or occupants of such premises and shall be placed separately at the curb in a manner and on such days and times as may be hereinafter established by regulations promulgated by the City of Jersey City or the ~~[Jersey City Incinerator Authority]~~ Jersey City Department of Public Works.
- B. Exemptions: Pursuant to N.J.S.A. 13:1E99.16(d), the governing body of a municipality may exempt persons occupying commercial or institutional premises within its municipal boundaries from the source separation requirements of the ordinance which requires persons generating municipal solid waste within its municipal boundaries to source separate from the municipal solid waste stream, the specified recyclable materials if those persons have otherwise provided for the recycling of all designated recyclable materials. To be eligible for an exemption pursuant to this Chapter, a commercial or institutional generator of solid waste shall file an application for exemption with the municipal recycling coordinator on forms to be provided for this purpose. The form shall include, at a minimum, the following information: the name of the commercial or institutional entity; the street address location and lot and block designation; the name, official title and phone number of the person making application on behalf of the commercial or institutional entity; the name, address, official contact person and telephone number of the facility which provides the service of recycling those designated recyclable materials, and a certification that the designated recyclable materials will be recycled, and that, at least on an annual basis, said recycling service provider shall provide written documentation to the municipal recycling coordinator of the total number of tons collected and recycled for each designated material.

§287-53. - Diversion requirement adjustment.

- A. Application: If the owner of an entity carrying out a covered project experiences circumstances that make it infeasible to comply with the diversion requirement cited in this Ordinance, the owner of the entity may apply to the municipal building department and/or the municipal recycling coordinator for an adjustment. The owner shall indicate in writing why it is infeasible to divert fifty percent (50%) of the materials being generated from the covered project and specify what percentage of diversion could be achieved. Increased costs to the owner of the entity carrying out the covered project will not be an acceptable justification for an adjustment.
- B. Review: The municipal building department and/or the municipal recycling coordinator shall review the information supplied by the owner. If warranted, the municipal recycling coordinator shall attempt to contact the owner to discuss possible ways of meeting the diversion requirement.
- C. Granting of an adjustment: If the municipal building department and/or the municipal recycling coordinator determines that it is infeasible for the entity carrying out a covered project to divert fifty percent (50%) of the generated C&D debris from the covered project, the percent of diversion required shall be adjusted. The owner shall be notified in writing of the adjusted diversion requirement. The

owner of the entity carrying out the covered project shall be required to divert the percent of C&D debris required by the adjustment.

- D. Denial of adjustment: If the municipal building department and/or the municipal recycling coordinator determine that it is feasible for the owner of an entity carrying out a covered project to meet the diversion requirement cited in this Ordinance, the owner shall be notified in writing of the denial of the diversion requirement adjustment.
- E. Adjustment from the fifty percent (50%) diversion requirement shall be granted by the ~~Jersey City Incinerator Authority~~ Jersey City Department of Public Works as well as any private entity performing a demolition which needs to be performed on an emergency basis with notification and approval of the Construction Official, Fire Official or Health Officer.

§287-57. - Enforcement.

The Code Enforcement Official, the Department of Public Safety, the ~~Department~~ Division of Health, ~~the Jersey City Incinerator Authority~~ Jersey City Department of Public Works, the Recycling Coordinator, the Property Maintenance Official, the Housing Officer, Hudson Regional Health Commission and the Hudson County Improvement Authority are hereby individually and severally empowered to enforce the provision of this Ordinance. The respective enforcing official may, in his or her discretion, post warning notice stickers for a first offense. An inspection may consist of dumping and opening of solid waste bags and containers to detect, by sound or sight, the presence of any recyclable material.

- B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- C. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- D. This ordinance shall take effect at the time and in the manner as provided by law.
- E. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing Code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: New material is underlined; deleted matter in ~~brackets~~.
For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

SS/he
10/17/16

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____

Business Administrator

ORDINANCE / RESOLUTION FACT SHEET – NON-CONTRACTUAL

Full Title of Ordinance/Resolution

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 3 (ADMINISTRATION OF GOVERNMENT) AND CHAPTER 287 (SOLID WASTE) TO: (1) REASSIGN THE ENFORCEMENT OF CERTAIN SOLID WASTE AND ENVIRONMENTAL ORDINANCES FROM THE JERSEY CITY INCINERATOR AUTHORITY TO THE DEPARTMENT OF PUBLIC WORKS; AND (2) DELETING REFERENCES WHERE APPROPRIATE TO THE JERSEY CITY INCINERATOR AUTHORITY, JERSEY CITY SEWERAGE AUTHORITY, JERSEY CITY PARKING AUTHORITY

Initiator

Department/Division	Law Department	
Name/Title	S. Shah, Esq.	Asst. Corporation Counsel
Phone/email	201-547-6572	

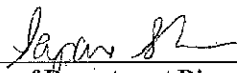
Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance / Resolution Purpose

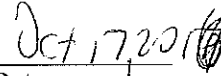
The original purpose of the ordinance was to transfer the enforcement of certain ordinances from the defunct JCIA to DPW. We extended the scope to include deletions of references to JCIA, JCPA and others.

The Acting Director will appear to answer any questions.

I certify that all the facts presented herein are accurate.



Signature of Department Director



Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.172
TITLE: 3.H OCT 26, 2016 4.G **NOV 09 2016**

Ordinance amending and supplementing Chapter 3 (Administration of Government) and Chapter 287 (Solid Waste) to: (1) Reassign the enforcement of certain solid waste and environmental ordinances from the Jersey City Incinerator Authority to the Department of Public Works; and (2) Deleting references where appropriate to the Jersey City Incinerator Authority, Jersey City Sewerage Authority, Jersey City Parking Authority.

RECORD OF COUNCIL VOTE ON INTRODUCTION OCT 26 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 09 2016 9-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted _____											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE NOV 09 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **OCT 26 2016**
Adopted on second and final reading after hearing on **NOV 09 2016**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **NOV 09 2016**

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

NOV 09 2016

APPROVED:

Steven M. Fulop, Mayor

Date

NOV 10 2016

Date to Mayor

NOV 10 2016